

VILLAGE OF EAGLE PLANNING COMMISSION MEETING MINUTES

July 28, 2015

Unapproved

Call to Order/Open Meeting Law requirements: The Planning Commission meeting was called to order at 7:00pm by R. Spurrell. Open meeting law requirements were confirmed as being met.

Roll Call: L. Wilkinson, R. Spurrell, M. Schoessow, P. Jones, G. Scheff were all present. S. Deegan and G. Payne were excused.

Pledge of Allegiance: The Pledge of Allegiance was led by R. Spurrell.

Review/Approve of Minutes: Motion made by L. Wilkinson to approve minutes from the meeting held May 26, 2015. Seconded by G. Scheff. Motion carried (5-0)

Public Comment: A. Chase was present and announced that she had support and interest in the Bielinski Senior project as both a resident of the Village/potential renter and as the Library Director.

Discussion/action regarding the plan of operations for Fox Chase Senior Apartments: R. Spurrell introduced Nancy Washburn, representative for Bielinski Homes. Nancy spoke of her background in real estate and her background with Bielinski. She continued to introduce the project as a senior living facility with 5 buildings – 12 units in each building. Member G. Payne enters and joins the meeting at this time. She continues, stating that there would be no basement, the septic systems had plans for future expansion if needed, 9.15 acres available – 6.3 for development and the remaining for storm water. She explained that each unit would have a 1 car attached garage with entrance to a central common hallway. She continued, stating that units range from 2 bdrm 2 bath, 2 bdrm 1 bath, and 1 bdrm 1 bath; and that each building would have its own common area/community room. She explained that affordability was a focus for the project and that these units should qualify for housing subsidies. She also mentioned that Bielinski would possibly be looking some impact fee relief for the project. Board members asked several questions regarding the units and Nancy responded with the following information: most units should include stackable laundry, each building would be financed and built one at a time at a pace coinciding with demand, there most likely would not be a manager on-site, however, this project would have someone designated to it, the remaining open area of the lot would be landscaped and kept mowed, small pets allowed would be likely based on similar projects, there would be designated 'storm safe' areas in the buildings and each building would have a fire sprinkler system installed. Motion made by L. Wilkinson to refer the project to the Village Board. Seconded by G. Scheff. Nancy asked whether there would be relief on impact fees. R. Spurrell stated that the decision would need to be made by the Board. Motion carried (6-0)

Discussion/Action regarding the property at 426 Main St: R. Spurrell explained that the Building Inspector V. Budiak has been trying to contact the owner of the property with no success. G. Scheff stated that he believed that V. Budiak had spoken with another partner of the owner and obtained contact at that way. R. Spurrell stated that V. Budiak needed to get a hold of the owner in order to issue permits. Motion made by G. Scheff to send a letter to the property owner to contact the building inspector with plans and timeline. Seconded by L. Wilkinson. Motion carried (6-0)

Adjournment: Motion made by G. Scheff to adjourn the meeting. Seconded by M. Schoessow. Motion carried (6-0). Meeting was adjourned at 7:32 pm.